

SAGUACHE COUNTY BOARD OF EQUALIZATION

HEARING ON PETITIONS

SAGUACHE COUNTY COURTHOUSE, JULY 30, 2015

MINUTES

The Saguache County Board of Commissioners, sitting in their official capacity as the Saguache County Board of Equalization (CBOE), convened the 2015 Hearing on Petitions at 1:00 p.m., Thursday, July 30, 2015, in the Commissioners Meeting Room, Saguache County Courthouse.

Present: Board Chair, Ken Anderson
Commissioner Jason Anderson
Commissioner Tim Lovato

Also present: Ben Gibbons, County Attorney
Peter Peterson, County Assessor
Kaye Maez, Deputy Assessor
Laura Taylor, Assessor's Clerk
Wendi Maez, Land Use Administrator, Co-County Administrator
Carla Gomez, County Clerk & Recorder
Various petitioners and/or their representative

Commissioner Ken Anderson outlined the process for the Hearing as follows:

July 30st - Petition hearings
July 31st - Petition hearings continued, Petition review and Decisions
August 7th - Notices and documentation

He also stated that this is not a hearing for general public comments, but for petitioner and Assessor presentations as scheduled and that no decisions would be made today. He also informed petitioners that a written decision of the Board would be provided to each petitioner within five (5) business days of the Board's decision.

The Hearing then commenced with the following Petitions addressed and subsequent action taken by the Board:

- Kenneth & Kristine Kilz - Parcel # 397328200042**
Petitioner not present.
Motion by Commissioner Lovato to uphold the Assessor's valuation as on 2015 Notice of Determination, due to loss of agricultural status – No Adjustment.
Second by Commissioner J. Anderson
Votes in Favor: 3 Votes Against: 0
Motion Carried

2. **Blood of Christ Universal Church – Parcel # 448929300031**
 Petitioner not present.
Motion by Commissioner J. Anderson to uphold the Assessor’s valuation, as amended, subject to removal of the secondary structure:
 Adjusted Value of Improvements: 215,568
 Value of Land: 288 (No adjustment)
 Total Actual Value After Review: 215,856
Second by Commissioner Lovato
Votes in Favor: 3 Votes Against: 0
Motion Carried

3. **Robert S. Adams - Parcel # 448330400127**
 Petitioner not present, represented by Bill McClure.
Motion by Commissioner Lovato to Accept the Assessor’s adjusted value as on the 2015 Notice of Determination:
 Adjusted Value of Improvements: 173,475
 Value of Land: 1,698 (No adjustment)
 Total Actual Value After Review: 175,173
Second by Commissioner J. Anderson
Votes in Favor: 3 Votes Against: 0
Motion Carried

4. **Mary K. McClure – Parcel # 485117100012**
 Petitioner not present, represented by Bill McClure.
Motion by Commissioner J. Anderson to Accept the Assessor’s valuation as on 2015 Notice of Determination – No Adjustment.
Second by Commissioner Lovato
Votes in Favor: 3 Votes Against: 0
Motion Carried

- Mary K. McClure – Parcel # 485733018004**
 Petitioner not present, represented by Bill McClure.
Motion by Commissioner J. Anderson to Accept the Assessor’s valuation as on 2015 Notice of Determination – No Adjustment.
Second by Commissioner Lovato
Votes in Favor: 3 Votes Against: 0
Motion Carried

5. **Hamilton Brannan – Parcel # 460516300634**
 Petitioner present.

Motion by Commissioner J. Anderson to Accept the Assessor's adjusted value, due to condition of modular home:

Adjusted Value of Improvements: 208,650

Value of Land: 11,250 (No adjustment)

Total Actual Value After Review: 219,900

Second by Commissioner Lovato

Votes in Favor: 3 Votes Against: 0

Motion Carried

6. Jennifer Weede – Parcel # 460516300099

Petitioner not present.

Motion by Commissioner Lovato to Accept the Assessor's valuation as on 2015 Notice of Determination – No Adjustment.

Second by Commissioner J. Anderson

Votes in Favor: 3 Votes Against: 0

Motion Carried

7. Don Tullos – Parcel # 460506100488

Petitioner present.

Motion by Commissioner J. Anderson to Accept the Assessor's valuation as on 2015 Notice of Determination – No Adjustment.

Second by Commissioner Lovato

Votes in Favor: 3 Votes Against: 0

Motion Carried

8. Gillett's Trading Post – Parcel # 448707225004

Petitioner present.

Motion by Commissioner Lovato to Accept the Assessor's valuation as on 2015 Notice of Determination – No Adjustment.

Second by Commissioner J. Anderson

Votes in Favor: 3 Votes Against: 0

Motion Carried

9. Ed Nagel – Parcel # 460209300463

Petitioner present.

Motion by Commissioner J. Anderson to Accept the Assessor's valuation as on 2015 Notice of Determination – No Adjustment.

Second by Commissioner Lovato

Votes in Favor: 3 Votes Against: 0

Motion Carried

10. **David & Joyce Heintz – Parcel # 434121100033**
 Petitioner present.
**Motion by Commissioner Lovato to Accept the Assessor’s valuation as on 2015
 Notice of Determination – No Adjustment.**
Second by Commissioner J. Anderson
Votes in Favor: 3 Votes Against: 0
Motion Carried
11. **Crestone Recreation Co. – Parcel # 460407322006**
 Petitioner not present – represented by Steve Lunt.
**Motion by Commissioner J. Anderson to Accept the Assessor’s adjusted value due
 to reduction of value of second building to 5,000:**
Adjusted Value of Improvements: 49,923
Value of Land: 12,731 (No adjustment)
Total Actual Value After Review: 62,654
Second by Commissioner Lovato
Votes in Favor: 3 Votes Against: 0
Motion Carried
12. **Claudia Ramsay, James Miles – Parcel # 460521300686**
 Petitioners not present.
**Motion by Commissioner J. Anderson to Accept the Assessor’s adjusted value as
 follows:**
Adjusted Value of Improvements: 121,933
Value of Land: 14,250 (No adjustment)
Total Actual Value After Review: 136,183
Second by Commissioner Lovato
Votes in Favor: 3 Votes Against: 0
Motion Carried
- Claudia Ramsay, James Miles – Parcel # 460521300432**
 Petitioners not present.
**Motion by Commissioner J. Anderson to Accept the Assessor’s valuation as on 2015
 Notice of Determination – No Adjustment.**
Second by Commissioner Lovato
Votes in Favor: 3 Votes Against: 0
Motion Carried
13. **Robin McClure, Et Al – Parcel # 434119211033**
434119226035
433924122036

434119209033

Petitioner present.

**Motion by Commissioner Lovato to Accept the Assessor's valuation as on 2015
Notice of Determination for all parcels – No Adjustment.**

Second by Commissioner Lovato

Votes in Favor: 3 Votes Against: 0

Motion Carried

14. **Charles McClure – Parcel # 434119212016
434119226003**

Petitioner present.

**Motion by Commissioner J. Anderson to Accept the Assessor's valuation as on 2015
Notice of Determination – No Adjustment.**

Second by Commissioner Lovato

Votes in Favor: 3 Votes Against: 0

Motion Carried

15. **Jenny Sanchez – Parcel # 485733024005**

Petitioner not present, represented by Bill McClure.

**Motion by Commissioner J. Anderson to Accept the Assessor's valuation as on 2015
Notice of Determination – No Adjustment.**

Second by Commissioner Lovato

Votes in Favor: 3 Votes Against: 0

Motion Carried

16. **Deborah Flickinger, Charles McClure – Parcel # 448707213004**

Petitioner present.

**Motion by Commissioner J. Anderson to Accept the Assessor's adjusted value using
the Income Approach as requested by the Petitioner:**

Adjusted Value of Improvements: 59,260

Value of Land: 25,200 (No adjustment)

Total Actual Value After Review: 84,460

Second by Commissioner Lovato

Votes in Favor: 3 Votes Against: 0

Motion Carried

17. **Harry Hollmer, Thomas Hollmer – Parcel # 460407313002**

Petitioner not present.

**Motion by Commissioner Lovato to Accept the Assessor's valuation as on the 2015
Notice of Determination due to lack of additional information.**

Second by Commissioner J. Anderson

Votes in Favor: 3 Votes Against: 0

Motion Carried

18. **Terry Freel, Katherine Freel – Parcel # 460129100044
460118400034**

Petitioner present.

**Motion by Commissioner Lovato to Accept the Assessor’s valuation as on the 2015
Notice of Determination – No Adjustment.**

Second by Commissioner J. Anderson

Votes in Favor: 3 Votes Against: 0

Motion Carried

- Terry Freel, Katherine Freel – Parcel # 460188891007**

Petitioner present.

Motion by Commissioner Lovato to Accept the Assessor’s adjusted value as follows:

Adjusted Value of Land: 2,828

Value of Improvements: 2,277 (No adjustment)

Total Actual Value After Review: 5,105

Second by Commissioner J. Anderson

Votes in Favor: 3 Votes Against: 0

Motion Carried

19. **Robert Freel, Terry Freel – Parcel # 421918400050**

Petitioner present.

**Motion by Commissioner J. Anderson to Accept the Assessor’s adjusted valuation,
in support of the Petitioner’s request, based on square footage calculations,
in the amount of 138,944.**

Second by Commissioner Lovato

Votes in Favor: 3 Votes Against: 0

Motion Carried

20. **Stephen A. Smilack – Parcel # 460522300335**

Petitioner present.

**Motion by Commissioner J. Anderson to Accept the Assessor’s valuation as on the
2015 Notice of Determination – No Adjustment.**

Second by Commissioner Lovato

Votes in Favor: 3 Votes Against: 0

Motion Carried

21. **Timothy Ritter – Parcel # 460508200033**

Petitioner not present.

**Motion by Commissioner J. Anderson to Accept the Assessor’s adjusted value based
on information of lack of utilities:**

Adjusted Value of Improvements: 202,814

Value of Land: 4,900 (No adjustment)
Total Actual Value After Review: 207,714
Second by Commissioner Lovato
Votes in Favor: 3 Votes Against: 0
Motion Carried

22. **Mattis Trust – Parcel # 460517100141**
Petitioner present.
Motion by Commissioner J. Anderson to Accept the Assessor’s adjusted value as follows:
Adjusted Value of Improvements: 60,849
Value of Land: 9,310 (No adjustment)
Total Actual Value After Review: 70,159

23. **Eugene K. Pomeroy – Parcel # 459711100013**
Petitioner not present.
Motion by Commissioner J. Anderson to Accept the Assessor’s valuation as on the 2015 Notice of Determination – No Adjustment.
Second by Commissioner Lovato
Votes in Favor: 3 Votes Against: 0
Motion Carried

616 Gunnison, LLC – Parcel # 459711100015
Petitioner not present.
Motion by Commissioner J. Anderson to Accept the Assessor’s valuation as on the 2015 Notice of Determination – No Adjustment.
Second by Commissioner Lovato
Votes in Favor: 3 Votes Against: 0
Motion Carried

616 Gunnison, LLC – Parcel # 459711100022
Petitioner not present.
Motion by Commissioner J. Anderson to Accept the Assessor’s valuation as on the 2015 Notice of Determination – No Adjustment.
Second by Commissioner Lovato
Votes in Favor: 3 Votes Against: 0
Motion Carried

24. **Blake Woodward – Parcel # 397322100065**
Petitioner present.
Motion by Commissioner Lovato to Accept the Assessor’s valuation after confirmation of the Improvements as living quarters on the land:
Adjusted Value of Improvements: 22,678

Value of Land: 61,934 (No adjustment)
Total Actual Value after Review: 84,612
Second by Commissioner J. Anderson
Votes in Favor: 3 Votes Against: 0
Motion Carried

25. Larry Bennis, Teresa Bennis – Parcel # 485313200096
Petitioner present.
Motion by Commissioner J. Anderson to Accept the Assessor’s adjusted value as follows:
Adjusted Value of Improvements: 174,811
Value of Land: 25,050 (No adjustment)
Total Actual Value After Review: 199,861
Second by Commissioner Lovato
Votes in Favor: 3 Votes Against: 0
Motion Carried

26. Clear Sky Development, LLC – Parcel # 460508100272 460509200035
460509200031 460515300178
460509200032 460522300040
460509200033 460522300039
460509200034 460522300038
Petitioner present by phone.
Motion by Commissioner J. Anderson to Accept the Assessor’s valuation as on the 2015 Notice of Determination for each parcel – No Adjustment.
Second by Commissioner Lovato
Votes in Favor: 3 Votes Against: 0
Motion Carried

27. Camino Baca Grande, LLC – Parcel # 460506100487
Petitioner not present.
Motion by Commissioner J. Anderson to Accept the Assessor’s valuation as on the 2015 Notice of Determination – No Adjustment.
Second by Commissioner Lovato
Votes in Favor: 3 Votes Against: 0
Motion Carried

28. Roland & Ruth McKenzie – Parcel # 422502400029
Petitioner present.
Motion by Commissioner J. Anderson to Accept the Assessor’s adjusted value for square foot adjustment to the Improvements.
Adjusted Value of Improvements: 349,854

Value of Land: 241
Total Actual Value After Review: 350,095
Second by Commissioner Lovato
Votes in Favor: 3 Votes Against: 0
Motion Carried

There being no further business the Hearing was Adjourned at 4:15. Additional BOE business to be conducted during the Board of County Commissioner's meeting scheduled for Tuesday, August 4, 2015.

BOARD OF EQUALIZATION
HEARING ON PETITIONS, CONTINUED

AUGUST 4, 2015

MINUTES

Motion by Commissioner Jason Anderson to Accept the Record of County Assessor Corrections as listed in his Memo dated July 30, 2015. (Copy Attached herewith)

Second by Commissioner Lovato

Votes in Favor: 3 Votes Against: 0

Motion Carried

There being no further business, the 2015 Saguache County Board of Equalization was Adjourned at

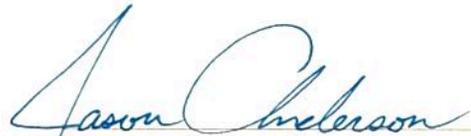
All documents submitted by petitioners, including responses by the Board, will be attached to these Minutes.

Respectfully submitted,


Carla Gomez
Clerk & Recorder


Ken Anderson, Commissioner
Chairman of the Board

December 15, 2015
Date Approved


Jason Anderson, Commissioner


Timothy N. Lovato, Commissioner


Attest
Carla Gomez, Clerk & Recorder